



ENGINEERS PLANNERS SURVEYORS

G. C. WALLACE, INC.

Writer's Contact Information:

764.102.001

May 15, 2006

Don Schmeiser
City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89030

**Re: Justification letter – Stratton 35 – Review of Conditions for SDR-9095
Assessors Parcel Numbers – 125-11-503-001, 002; 125-11-507-002, 004 & 125-11-508-003**

Dear Mr. Schmeiser:

On behalf of our client, PN II Inc., dba Pulte Homes of Nevada, G. C. Wallace, Inc. requests the approval of a Review of Conditions for a single-family residential project generally located south of Iron Mountain Road and west of Jones Boulevard.

The project is located within the City of Las Vegas on land designated as Desert Rural (up to 2.49 units per acre) in the Centennial Hills Plan. The zoning is currently R-PD2. We are requesting a Review of Conditions of item no. 13, which states that the minimum lot size shall be 10,003 sq. ft. We would like to have this reduced to a minimum of 7,500 +/- sq ft to match what is currently approved on the site plan.

This project will contain appropriate buffering, including necessary setbacks and landscaping, to protect the residences surrounding the proposed project. This project complies with Title 19.

This project is consistent with the Centennial Hills Interlocal Land Use Plan. The project is compatible with adjacent developments and we believe that this project would be an excellent addition to the existing community.

Very truly yours,

G. C. WALLACE, INC.

Jodi Bennett
Project Coordinator

CC: Wes Petty, Pulte Homes
Tabitha Keetch, KKBR
Doug Hankel, GCW
Rick Read, GCW

20C-14027